



Presented by:
Michele Cummins - PREC

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Active
R2389465
 Board: F
 House/Single Family

2448 127B STREET

South Surrey White Rock
 Crescent Bch Ocean Pk.
 V4A 8H4

Residential Detached

\$879,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$1,099,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**
 Depth / Size: **0** Bathrooms: **2** Age: **33**
 Lot Area (sq.ft.): **7,165.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$4,602.28**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **003-742-725**
 Tour: _____
 View: **No** : _____
 Complex / Subdiv: **CEDAR LANE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Community**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal, Community** Metered Water: _____
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental: _____
 Fixtures Leased: **No : SOLD AS IS AT POSSESSION**
 Fixtures Rmvd: **No : SOLD AS IS AT POSSESSION**
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 5 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 71433**

Amenities: _____
 Site Influences: **Cul-de-Sac, Lane Access, Private Setting, Private Yard, Shopping Nearby**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 12'2			x			x
Main	Dining Room	11'0 x 9'2			x			x
Main	Kitchen	12'5 x 11'4			x			x
Main	Family Room	14'3 x 11'4			x			x
Main	Master Bedroom	15'0 x 12'0			x			x
Main	Bedroom	11'10 x 9'0			x			x
Main	Bedroom	12'0 x 8'10			x			x
Main	Laundry	5'0 x 3'0			x			x
Main	Media Room	16'3 x 11'0			x			x
		x			x			x

Finished Floor (Main):	1,542	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,542 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	1,542 sq. ft.	Basement:	Crawl	6				
			Beds not in Basement:	7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!!! Prime Cedar Lane area one level rancher style home. Located on a great cul-de-sac level lot with a lane in the back. Layout offer the formal living and dining room with vaulted ceiling, high vaulted entry foyer, kitchen has raised oak cabinets with walk out slider to back sundeck and kid/pet friendly fenced rear yard, sunken family room with fireplace, master bedroom is huge and offers a stylish ensuite, vaulted/angle style ceilings, Dbl garage has one stall converted to a games or media room. Home is in good shape but is in need of your updating. Great Crescent Park area and all that it offers.



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Active
R2396253
 Board: F
 House/Single Family

1112 160 STREET
 South Surrey White Rock
 King George Corridor
 V4A 4W7

Residential Detached
\$1,050,000 (LP)
 (SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$1,050,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1920**
 Depth / Size: **190** Bathrooms: **2** Age: **99**
 Lot Area (sq.ft.): **10,285.00** Full Baths: **2** Zoning: **RF**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,861.99**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-736-972**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
 Parking: **None**
 Dist. to Public Transit: **Nearby** Dist. to School Bus: **2 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL 2 OF B, PLAN NWP2817, PART SW1/4, SECTION 12, TOWNSHIP 1, LD 36, PCL 2 (REF 12339) PCL B (REF 4561)**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Bsmt	Bedroom	14' x 8'			x
Main	Kitchen	15'6" x 11'	Bsmt	Den	12' x 8'			x
Main	Den	10' x 8'						x
Main	Master Bedroom	12' x 8'						x
Main	Laundry	11' x 5'4"						x
Main	Other	14' x 7'						x
Above	Bedroom	10' x 8'						x
Above	Bedroom	10' x 10'						x
Bsmt	Living Room	18' x 9'						x
Bsmt	Kitchen	8' x 5'8"						x

Finished Floor (Main):	1,217	# of Rooms:	12	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	427	# of Kitchens:	2	2		Main	4	No	Barn:
Finished Floor (Below):	1,069	# of Levels:	3	3		Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		4					Pool:
Finished Floor (Total):	2,713 sq. ft.	Crawl/Bsmt. Height:		5					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	6					Grg Dr Ht:
Grand Total:	2,713 sq. ft.	Basement: None		7					
				8					

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Located along the King George Corridor in the community of South Surrey, on the east side of 160th Street, south of 12th Avenue



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Active
R2396262
 Board: F
 House/Single Family

16025 16 AVENUE
 South Surrey White Rock
 King George Corridor
 V4A 1S3

Residential Detached
\$1,300,000 (LP)
 (SP)



Sold Date: Frontage (feet): **90.49** Original Price: **\$1,300,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1950**
 Depth / Size: **92.25** Bathrooms: **3** Age: **69**
 Lot Area (sq.ft.): **8,604.00** Full Baths: **2** Zoning: **SF**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,634.22**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-559-919**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s), Rooftop Deck**
 Type of Roof: **Asphalt**

Total Parking: **0** Covered Parking: **0** Parking Access: **Front, Side**
 Parking: **DetachedGrge/Carport, Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT E1/2 23, PLAN NWP9660, SECTION 13, TOWNSHIP 1, LD 36, EXCEPT PLAN B/L 57593**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 24'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	20' x 6'			x			x
Main	Eating Area	7' x 4'			x			x
Main	Foyer	10' x 6'			x			x
Main	Storage	4' x 3'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Den	9' x 8'			x			x

Finished Floor (Main):	764	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	764	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	2	Yes	Pool:
Finished Floor (Total):	1,528 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	1,528 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

COURT-ORDERED SALE: A unique opportunity to OWN, HOLD or BUILD along the King George Corridor in the community of Sunnyside, prominently located on the north side of 16th Avenue, east of 160th Street. The City of Surrey Official Community Plan designates the General Land use for the property as Low Density Multi-Residential (10 U.P.A.) within the King George Highway Corridor Development Concept Plan. The properties are designated "Urban" in the Official Community Plan (OCP) and "Townhouse" in the King George Highway Corridor NCP, which is intended to support a small neighbourhood-oriented, street-oriented residential dwellings. The current "Townhouse" designations permits up to 15 units per acre. Call for more details.



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Active **R2409019** **13970 MALABAR AVENUE** Residential Detached
 Board: F South Surrey White Rock **\$1,390,000** (LP)
 House/Single Family White Rock (SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$1,390,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1967**
 Depth / Size: **150** Bathrooms: **3** Age: **52**
 Lot Area (sq.ft.): **11,265.00** Full Baths: **1** Zoning: **RS-1**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$6,432.36**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **011-275-987**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type: **Community**

Style of Home: **2 Storey** Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Construction: **Other** Parking: **Garage; Single**
 Exterior: **Brick** Dist. to Public Transit: **3 BLKS** Dist. to School Bus: **6 BLKS**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **9999**
 Renovations: R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**

Legal: **LT 3 SEC 9 NWD PL NWP7944 TWP 1**

Amenities:
 Site Influences: **Central Location, Private Setting**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Bsmt	Bedroom	13' x 11'			x
Main	Dining Room	10' x 11'	Bsmt	Bedroom	12' x 11'			x
Main	Kitchen	21' x 11'	Bsmt	Utility	15' x 9'			x
Main	Nook	10' x 9'						x
Main	Other	7' x 10'						x
Above	Bedroom	21' x 13'						x
Above	Bedroom	11' x 11'						x
Above	Bedroom	11' x 11'						x
Bsmt	Recreation	17' x 14'						x
Bsmt	Games Room	21' x 20'						x

Finished Floor (Main):	1,665	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	Yes	Barn:
Finished Floor (Below):	1,620	# of Levels:	2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Bsmt	2	No	Pool:
Finished Floor (Total):	3,285 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	3,285 sq. ft.	Basement: Full		6				
				7				
				8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

Attention to Builders and Investors!!! Great opportunity to reside in sunny White Rock with walking distance to beautiful White Rock beach. Property has a solid basement entry home with 5 bedrooms and 3 baths on a large level 11265 sq. ft. lot with 75 feet frontage , private southern exposed back yard and possible ocean view when rebuild. Live in, rent out, or to build your dream on one of the most sought after streets on west side of White Rock. Blocks away from Bayridge Elementary, Semiahmoo Secondary. Current rental income is \$3850/m.



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Active
R2403491
 Board: F
 House with Acreage

17935 20 AVENUE
 South Surrey White Rock
 Hazelmere
 V3Z 9V2

Residential Detached
\$1,998,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,998,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1963**
 Depth / Size: **313(1.63AC)** Bathrooms: **3** Age: **56**
 Lot Area (sq.ft.): **70,829.00** Full Baths: **3** Zoning: **RA**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$7,672.58**
 Rear Yard Exp: _____ For Tax Year: **2019**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **002-833-611**
 Tour: _____
 View: **No** : _____
 Complex / Subdiv: _____
 Services Connected: **Community, Electricity, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 1/2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Slab**
 Rain Screen: _____
 Renovations: **Partly** Reno. Year: _____
 # of Fireplaces: **1** R.I. Plumbing: _____
 Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces: _____
 Water Supply: **City/Municipal, Community** Metered Water: _____
 Fuel/Heating: **Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental: _____
 Fixtures Leased: **No** : _____
 Fixtures Rmvd: **Yes: Appliances could be removed by owner.**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 20, PLAN NWP61629, LEGAL SUBDIVISION 11, SECTION 17, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 8'8'	Bsmt	Office	10' x 8'			x
Main	Dining Room	11'8 x 10'2	Bsmt	Den	13' x 9'			x
Main	Kitchen	11'8 x 10'	Bsmt	Media Room	21' x 11'			x
Main	Master Bedroom	13' x 12'	Bsmt	Study	18' x 14'			x
Main	Bedroom	10'8 x 10'		Laundry	14' x 6'			x
Main	Bedroom	9' x 8'8						x
Bsmt	Recreation	17' x 12'						x
Bsmt	Kitchen	13' x 12'						x
Bsmt	Bedroom	12' x 9'						x
Bsmt	Bedroom	12' x 10'						x

Finished Floor (Main):	1,953	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,190	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	3,143 sq. ft.	Crawl/Bsmt. Height:	_____	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5				Grg Dr Ht:
Grand Total:	3,143 sq. ft.	Beds not in Basement:	3	6				
		Basement:	Fully Finished	7				
				8				

Listing Broker(s): **TRG The Residential Group Downtown Realty**

White Rock living at its best! This REDWOOD PARK ESTATES home backs onto beautiful Redwood Park filled with walking paths and trail systems to enjoy year round. This Superb Value Home situated on a massive 70,288 soft 1.63 acres land with so much potential. Hold or build your dream Mansion. Excellent investment property boasting 3 bedrooms on main and self contained updated 2 bedroom suite downstairs - a perfect extra income generator. Immerse yourself in to Oasis of lush green and fruit trees. Excellent location close to Pacific Heights Elementary and reputable k-12 Southridge Schools. Property can accommodate 10 parking spaces including garage and a carport. Detached workshop could be used as a storage.



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Active
R2415917
Board: F
House/Single Family

14243 24 AVENUE
South Surrey White Rock
Sunnyside Park Surrey
V4A 7N9

Residential Detached
\$2,088,000 (LP)
(SP)



Sold Date: Frontage (feet): **150.00** Original Price: **\$2,088,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1987**
Depth / Size: **255** Bathrooms: **4** Age: **32**
Lot Area (sq.ft.): **40,500.00** Full Baths: **3** Zoning: **RA-G**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$8,361.45**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-694-529**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Addition, Partly** Reno. Year: **2010**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **10** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 93 PLAN NWP57257 SECTION 21 TOWNSHIP 1 LAND DISTRICT 36**

Amenities: **Garden, Green House, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Freezer, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Pantry,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'8	Above	Bedroom	18' x 11'			x
Main	Office	20'5 x 14'2	Above	Den	12' x 11'			x
Main	Bedroom	11'2 x 8'7	Above	Kitchen	12'8 x 9'			x
Main	Kitchen	12' x 10'	Above	Living Room	19' x 18'			x
Main	Eating Area	10' x 6'	Above	Bedroom	15'6 x 11'3			x
Main	Dining Room	14'8 x 10'			x			x
Main	Family Room	16' x 12'8			x			x
Main	Laundry	10'9 x 5'8			x			x
Above	Master Bedroom	16'2 x 12'8			x			x
Above	Bedroom	12'9 x 9'2			x			x

Finished Floor (Main): 1,859	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 2,048	# of Kitchens: 2	1	Main	2	No	
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	Yes	
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	4	No	
Finished Floor (Total): 3,907 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 3,907 sq. ft.	Basement: Crawl	6				
	Bed not in Basement: 5	7				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

This great family home is nestled behind the trees on a 0.93 acre lot. Updated hardwood floors, newer kitchen with granite counter tops, overlooking family room-opening out on to a huge deck inviting you to enjoy the hot tub or the lush, private backyard. Newer roof, furnace, h/w tank, electric gate and fence Recent major addition (2010) of an impressive spacious 1 bedroom suite with gas f/p, separate laundry, security system and separate entry. 2 double car garages with loads of parking. Plenty of room for recreational vehicle parking. Close to transit, Shops and Chantrell Creek / Elgin Park Secondary and Semiahmoo Secondary. Fantastic opportunity don't miss out! Measurements taken from plans, buyer & buyers agent to verify if important. Bring your offers this wont last long!



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Active
R2412117
 Board: F
 House with Acreage

2622 166A STREET
 South Surrey White Rock
 Grandview Surrey
 V3Z 9X1

Residential Detached
\$2,599,900 (LP)
 (SP)



Sold Date: Frontage (feet): **167.00** Original Price: **\$2,699,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**
 Depth / Size: **276** Bathrooms: **7** Age: **27**
 Lot Area (sq.ft.): **46,092.00** Full Baths: **5** Zoning: **RA**
 Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$11,524.51**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-651-221**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Unknown**
 Sewer Type: **Septic**

Style of Home: **Reverse 2 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **4**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Wood**

Total Parking: **10** Covered Parking: **7** Parking Access: **Front**
 Parking: **Garage; Triple, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 6, PLAN LMP3007, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 16'	Above	Bedroom	12' x 13'			x
Main	Kitchen	15' x 22'	Above	Bedroom	11' x 13'			x
Main	Dining Room	15' x 15'	Bsmt	Media Room	12' x 17'			x
Main	Eating Area	10' x 10'	Bsmt	Recreation	14' x 52'			x
Main	Family Room	15' x 18'	Bsmt	Gym	18' x 11'			x
Main	Den	14' x 23'	Bsmt	Kitchen	12' x 14'			x
Main	Master Bedroom	15' x 30'	Bsmt	Bedroom	13' x 20'			x
Main	Foyer	22' x 15'	Bsmt	Family Room	12' x 10'			x
Main	Laundry	6' x 18'	Bsmt	Den	14' x 10'			x
Above	Bedroom	12' x 17'	Bsmt	Dining Room	11' x 10'			x

Finished Floor (Main):	3,217	# of Rooms:	20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,190	# of Kitchens:	2	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	3,217	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	7,624 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5	Above	4	Yes	Grg Dr Ht:
Grand Total:	7,624 sq. ft.	Basement:	Full	6	Bsmt	4	No	
				7	Main	2	No	
				8				

Listing Broker(s): **Royal LePage Sterling Realty**

This stunning executive home sits on a gorgeous, sun soaked 1 acre lot in one of the prettiest 1 acre subdivisions in South Surrey. With over 7000 sq ft of living space, a beautiful pool and a separate 40x37 ft shop for the car buff, this home has endless potential. Features include, 10 ft ceilings on main and 9 ft upstairs, master on main, stunning foyer with spiral stair case, 3 bedrooms up, each with a 4 pc ensuite, huge deck off of upper bedrooms overlooking pool and yard, unauthorized accommodation in bsmnt. The triple garage is massive at 36 x 22 feet but the detached shop garage is spectacular with 13 feet in ceiling height. The pool will enjoy hours of sunshine and has plenty of deck space for everyone to enjoy. This is truly a 1 of a kind property. Court ordered sale.



Presented by:
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Active
R2383888
 Board: F
 House with Acreage

2909 176 STREET
 South Surrey White Rock
 Hazelmere
 V3Z 9V4

Residential Detached
\$6,990,000 (LP)
 (SP)



Sold Date: Frontage (feet): **198.00** Original Price: **\$8,499,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2005**
 Depth / Size: **656** Bathrooms: **8** Age: **14**
 Lot Area (sq.ft.): **194,452.00** Full Baths: **7** Zoning: **RES**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,116.36**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-242-890**
 Tour:
 View: **Yes: Northshore Mountain Views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: Reno. Year: **2016**
 # of Fireplaces: **3** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Electric, Hot Water, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **20** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple, Open, RV Parking Avail.**
 Dist. to Public Transit: **3** Dist. to School Bus: **3**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PARCEL A, LEGAL SUBDIVISION 9, SECTION 19, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN FIRSTLY: PCL ONE (683836E), SECONDLY: PT ON STAT/RW PL 84545, (PL WITH FEE DEPOSITED 54266F)**
 Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Independent living, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Pantry, Security System, Storage Shed, Vaulted Ceiling,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	24'11 x 15'11	Main	Den	13'11 x 11'1	Below	Media Room	19'x 13'10
Main	Living Room	28'5 x 20'	Main	Walk-In Closet	9' x 4'	Below	Storage	27'11x 6'11
Main	Dining Room	19'10 x 14'11	Above	Master Bedroom	14'10 x 14'7	Below	Kitchen	19'5x 12'2
Main	Office	28' x 15'	Above	Walk-In Closet	9' x 5'	Below	Bedroom	12'1x 9'9
Main	Pantry	8' x 6'	Above	Bedroom	15' x 12'11	Below	Bedroom	16'5x 9'2
Main	Kitchen	15'5 x 12'7	Above	Walk-In Closet	8'8 x 3'11	Below	Walk-In Closet	5'1x 4'7
Main	Eating Area	20'5 x 13'1	Above	Bedroom	15' x 11'11			x
Main	Family Room	15'7 x 15'6	Above	Laundry	8'11 x 8'1			x
Main	Wok Kitchen	16'11 x 8'5	Below	Games Room	25'5 x 26'8			x
Main	Bedroom	16'1 x 15'3	Below	Family Room	10'7 x 14'10			x

Finished Floor (Main):	4,067	# of Rooms:	26	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,894	# of Kitchens:	3	1	Main	3	Yes	Barn:
Finished Floor (Below):	2,994	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	9,955 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	324	Beds in Basement:	0	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	10,279 sq. ft.	Basement:	Full	6	Above	3	Yes	
				7	Above	3	No	
				8	Above	3	Yes	

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

Don't miss this one of a kind property! This gorgeous estate home w/mountain view is located in the fast growing North Grandview area and situated upon 4.45 acres of land--a rare find with future redevelopment potential. The custom built 3 level home offers 7 generous sized bedrooms, 5 deluxe ensuites! The property features a gourmet Island Kitchen with high end SS appliances, an oversized 4 car garage, radiant heat on all floors, elevator, theatre room, along with extensive use of granite throughout the home. Within close distance to Grandview Corner Shops, Aquatic Centre and Pacific Heights Elementary, this property is a great opportunity for you to live now and to hold for the future potential!!!